

## SECTION 10.0

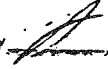


## NOTICE OF PREPARATION

## Notice of Preparation

FILED  
Gregory J. Smith, Recorder/County Clerk

AUG 27 1999

BY  DEPUTY

TO: San Diego County Clerk

FROM: Redevelopment Agency  
of the City of San Diego  
Economic Development & Community  
Services Department  
202 C Street, Third Floor, MS3A  
San Diego, CA 92101-3863

### Subject: Notice of Preparation of a Draft Environmental Impact Report

The Redevelopment Agency of the City of San Diego (Agency) will be the Lead Agency and will prepare an environmental impact report (EIR) for the project identified below. The Agency requires your input as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to refer to the EIR prepared by the Agency when considering your permit or other approval for this project.

The project background, description, location, and probable environmental effects are contained in the attached materials. According to California Environmental Quality Act Guidelines for redevelopment projects, an initial study is not required for this project and therefore is not included in this package.


Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your responses to Maureen Ostrye, Project Manager, at the address shown above. Additionally, please provide a point of contact for your agency along with your responses.

**Project Title:** Naval Training Center (NTC) San Diego Redevelopment Project in the City of San Diego

**Project Applicant:** Redevelopment Agency of the City of San Diego

Date: August 27, 1999

Signature: 

Maureen Ostrye

Title: Project Manager

Telephone: (619) 236-6436

Attachments: Project Description, Project Area Map, NOP Distribution List

## **Attachment 1**

### **Project Description Naval Training Center Redevelopment Project**

#### **Background**

The project to be analyzed in the subject Environmental Impact Report (EIR) is the Naval Training Center (NTC) Redevelopment Project (Project) to be implemented at the former NTC San Diego. NTC is located on approximately 541 acres adjacent to San Diego Bay approximately 2 miles west of downtown San Diego. The Redevelopment Plan for the Project was adopted by the City Council of the City of San Diego on May 13, 1997, by Ordinance No. 18405. According to the California Community Redevelopment Law as applicable to base closures, the Project was adopted before the EIR for it was prepared and certified. The subject EIR is now being prepared for the Project.

Since the Redevelopment Project was adopted, the City Council approved the NTC San Diego Reuse Plan applicable to most of the Redevelopment Project Area. The Navy plans to retain the remainder of the Project Area to be developed as military family housing. In connection with their consideration of the Reuse Plan and the military family housing, the City and the Navy have prepared and certified or approved the Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the Disposal and Reuse of Certain Real Properties at NTC San Diego and the Environmental Assessment (EA) for NTC Military Family Housing. These two environmental documents are to be supplemented by a Congestion Management Program (CMP) Analysis for NTC, which will cover the entire Project Area. It is expected that the foregoing documents will be assembled in an appropriate format as the basis for the EIR for the Redevelopment Project, with such elaboration and coordination of the documents as is needed to constitute a complete EIR for the entire Project Area.

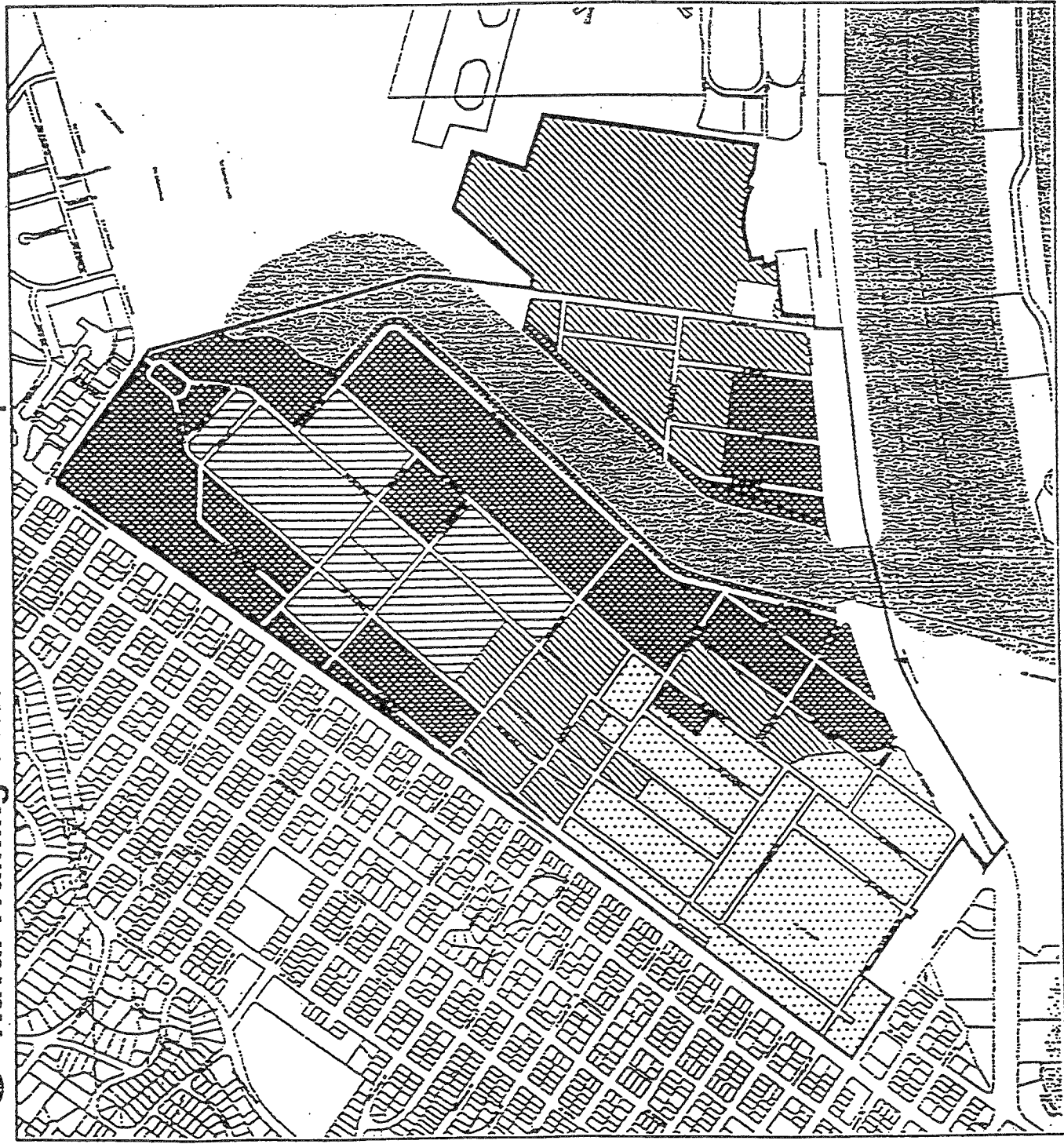
#### **Project Description**

The NTC Redevelopment Project comprises the following proposed uses on approximately 502 acres of NTC: residential; education; mixed use; hotel; waterfront/recreation; City pump station; public safety institute; airport expansion; Metropolitan Wastewater Department laboratory; esplanade; and military family housing.

Based on data provided in the NTC EIS/EIR and EA, anticipated issues of concern resulting from implementation of the Project include impacts to: land use, including incompatible land use, plan consistency, and appropriate commitment of land uses; transportation and circulation, including impacts to on- and off-site roadway segments and intersections; cultural resources, including impacts to the setting or integrity of the Historic District; biological resources, including impacts to herons and other waterbirds and runoff into the boat channel; geology and soils, including impacts from ground acceleration and associated ground shaking, liquefaction, erosion, and soil corrosivity; hydrology and water quality, including degradation of surface water resources from storm water discharge; public health and safety, including hazards associated with steam lines, the concrete drainage channel, the public safety institute, and children crossing busy intersections; visual resources, including removal of existing visual character elements and

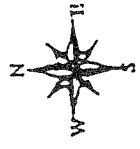


# City of San Diego Naval Training Center Land Use Map



## Legend

- |  |  |  |              |
|--|--|--|--------------|
|  | NTC Boundary   |  | Parcels      |
|  | Commercial Recreation/Open Space   |  | Runway       |
|  | Residential  |  | Boat Channel |
|  | Institutional  |  |              |
|  | Multiple Use - Commercial Services, Institutional/Research and Development |  |              |



No Scale

Community and Economic  
Development

4-7-07

101



PLANS  
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impacts to existing view corridors; air quality, including short-term generation of fugitive dust and NO<sub>x</sub>; noise, including construction and traffic noise; and public services and utilities, including generation of junior high school students in excess of Correia Junior High School's enrollment capacity.

Distribution:

Federal Agencies

- Environmental Protection Agency, Region IX
- Federal Aviation Administration
- Housing and Urban Development, Environmental Clearance Officer
- U.S. Army Corps of Engineers, San Diego Field Office
- U.S. Department of the Interior, Fish and Wildlife Service
- U.S. Department of the Navy, Southwest Division
- Representative Brian Bilbray

State Agencies

- Boating and Waterways
- California Coastal Commission
- Department of Fish and Game
- Department of Housing and Community Development
- Department of Transportation, Division of Aeronautics
- Department of Transportation
- Department of Water Resources
- Office of Historic Preservation
- Office of Planning and Research
- Regional Water Quality Control Board
- State Clearinghouse
- State Lands Commission
- Trade and Commerce Agency
- Assemblyman Howard Wayne
- Senator Deirdre Alpert

County of San Diego

- Air Pollution Control District
- Assessor
- Auditor Controller
- Department of Environmental Health
- Department of Planning and Land Use
- Department of Public Works
- Office of Education
- Supervisor Gregory Cox (1<sup>st</sup> Dist.)

City of San Diego

- Mayor Susan Golding
- Councilmember Byron Wear
- City Attorney, Rick Duvernay
- Fire Department

Historical Site Board  
Central Library  
Ocean Beach Branch Library  
Point Loma Branch Library  
Metropolitan Wastewater Department  
Planning & Development Review  
    Land Development Review, Environmental Analysis  
    Long Range Planning  
Police Department  
Real Estate Assets  
Water Department

Other Agencies and Organizations

Audubon Society  
Environmental Health Coalition  
League of Women Voters  
Metropolitan Transit Development Board  
Midway Community Planning Advisory Committee  
North Bay Redevelopment Project Area Committee  
Peninsula Beacon  
Peninsula Community Planning Board  
San Diego Association of Governments  
San Diego Community College District  
San Diego County Water Authority  
San Diego Unified Port District  
San Diego Unified School District  
San Diego Union Tribune  
Sierra Club

FILED IN THE OFFICE OF THE COUNTY CLERK	
SAN DIEGO COUNTY ON	AUG 27 1999
POSTED	REMOVED
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